

April 18, 2003

Molinari Property
513 University Street
Healdsburg, CA 95448

Notice of Proposed No Further Action Related to Petroleum Hydrocarbon Discharge.

Comment period ends May 21, 2003

Problem Description: On May 25, 1992 a 250-gallon gasoline underground storage tank (UST) was removed from the site. One soil sample was collected 8 feet below ground surface (bgs) in the tank excavation pit. The sample was analyzed for total petroleum hydrocarbons as gasoline (TPH-g), BTEX compounds (benzene, toluene, ethylbenzene, and xylenes) and lead. Soil analysis revealed concentrations of TPH-g at 190 parts per million (ppm), benzene at 460 ppm, toluene at 1,400 ppm, ethylbenzene at 3,400 ppm, and xylenes at 7,300 ppm. Lead was reported within background levels.

Interim Actions Completed: A total of six soil borings were advanced and three groundwater monitoring wells were installed to investigate the impact to water quality from the documented release. Soil analysis revealed detections of total petroleum hydrocarbons as diesel (TPH-d) up to 63 ppm, TPH-g up to 39 ppm, benzene up to 0.48 ppm, toluene up to 0.051 ppm, ethylbenzene up to 0.097 ppm and xylenes up to 0.28 ppm. Methyl tertiary butyl ether (MTBE) was reported below detection limits.

Initial analysis of groundwater samples from the three monitoring wells revealed TPH-d up to 1,600 ppb, TPH-g up to 740 ppb, and low levels of BTEX (up to 24 ppb). Detections of MTBE was reported below detection limits. Quarterly monitoring was conducted for one full year. Groundwater was scheduled to be sampled on a quarterly basis for TPH-g, TPH-d, and VOCs. However, wells were only sampled for TPH-g and a full VOC scan during initial sampling and the most recent sample. Quarterly sampling occurred May 2001 through January 2002. For verification purposes, an additional sample was collected in January 2003. Wells were sampled one full year for TPH-d, fuel oxygenates, and lead scavengers. All sampling results were reported below detection limits, except for the initial detection of 1,2 dichloroethane in one monitoring well.

MTBE Status: MTBE was not detected in any soil or groundwater sampled.

Proposed Action: No further action related to this petroleum hydrocarbon discharge is proposed.

Case Closure with no further action will be completed with our further notice unless significant public comment is received prior to May 21, 2003. Please contact Beth Lamb at (707) 576-2669 or lambbb@rb1.swrcb.ca.gov with any questions or comments.